

North Marina Parking Lot Bulkhead & Restroom Replacement Project

Project Update May 2018

Background

The Bulkhead for the north parking lot was completed in 1979 and consists of timber walers, timber piling, timber lagging, and deadman anchoring systems with rock slope scour protection. Recent bulkhead evaluations concluded the timber elements exhibit severe degradation and failure. Additionally, some of the deadman anchors appear to be no longer constrained by the timber walers.



The existing restrooms located adjacent to the fishing pier were completed in 1980 and consist of brick walls, cast in-place roof, and limited appurtenances. Due to the facility age and design, there is limited capacity for the public as well as ongoing repairs and difficult access to utilities needing constant servicing.

Given the condition of the bulkhead and restrooms, the City is moving forward with design and permitting for complete replacement of both facilities to ensure public use, economic development, and emergency management operations remain resilient into the future. The City issued a Request for Proposals in late 2017 and selected Exeltech Consulting to assist in these efforts. They will conduct preliminary engineering, bulkhead and breakwater alternative analysis, environmental permitting, and final design to be able to advertise the project for construction bidding.

Project Phasing

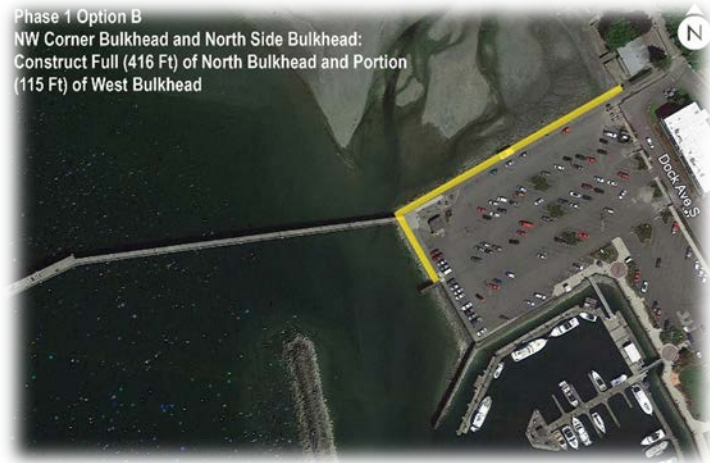
It is anticipated that the replacement for the entire north parking lot bulkhead and restroom facility will cost approximately \$15,000,000. Due to the significant cost, the project will be phased into three or four distinct projects with a focus on asset risk first. During preliminary engineering, it has been determined that the northwest corner of the existing bulkhead and north bulkhead are most susceptible to damage and wave inundation. As a result, the current phasing plan consists of:

Phase 1: North & Northwest bulkhead and restroom replacement.

Phase 2: West & South bulkhead replacement.

Phase 3: Breakwater replacement.

Phase 4: Fishing pier expansion and modification.



Urban Design & Architectural Alternatives



Photos curtesy of Carmen Scott, Gene Achziger, and Marina Staff

The last phase of bulkhead replacement construction took place in 2010, adjacent to the Marina Offices. As part of those efforts, the City implemented specific urban design features such as decorative sidewalks, decorative pedestrian scale lights, and custom railings. It is the intent to carry this vision throughout the entire Marina floor and will be implemented in the proposed project(s).



While the urban design vision has already been created, there are two specific elements of the current project that provide opportunity for continued place making; Restroom replacement, and entryway onto the fishing pier.

Restroom Replacement

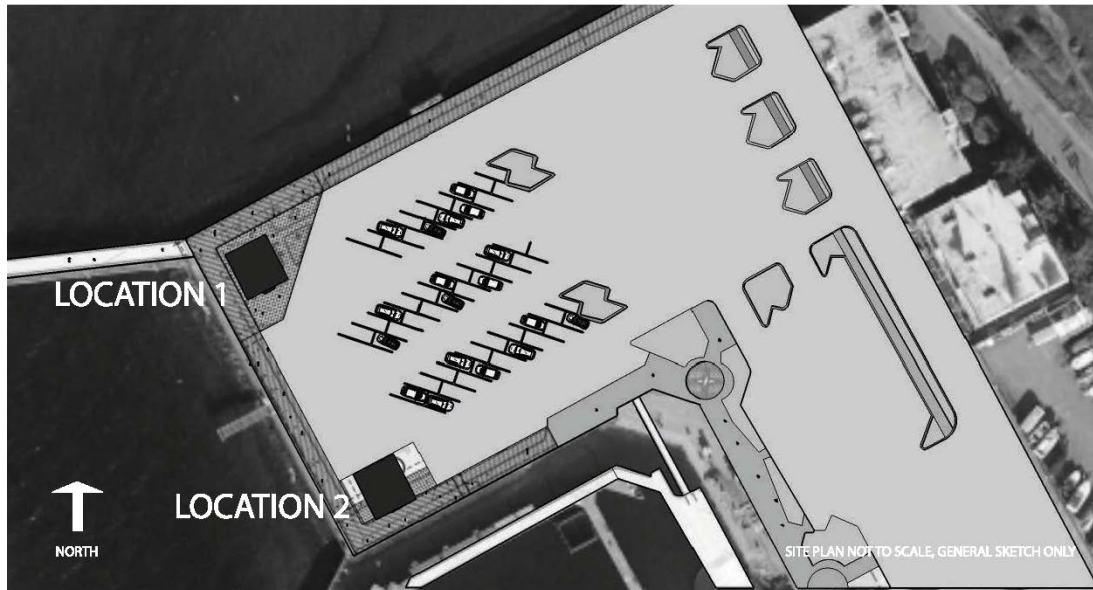
In order to create a more vibrant and comfortable pedestrian space with the north marina parking lot, the project proposes to move the restroom location from its current position adjacent to the

fishing pier (Location 1), to the southwest corner adjacent to the breakwater (Location 2). This will help provide additional pedestrian space where the current restroom exists and activate the space for the enjoyment of users.

KPG

City of Des Moines
Marina Bulkhead Replacement - Restroom

March 29, 2018



The project has also been identifying potential architectural details on how the restroom may look when completed. Below are 5 concepts being evaluated.



KPG

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Marina Bulkhead Replacement - Restroom

Concept A - Location 2



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Marina Bulkhead Replacement - Restroom

Concept B - Location 2



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Marina Bulkhead Replacement - Restroom

Concept C - Location 2



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Marina Bulkhead Replacement - Restroom

Concept D - Location 2



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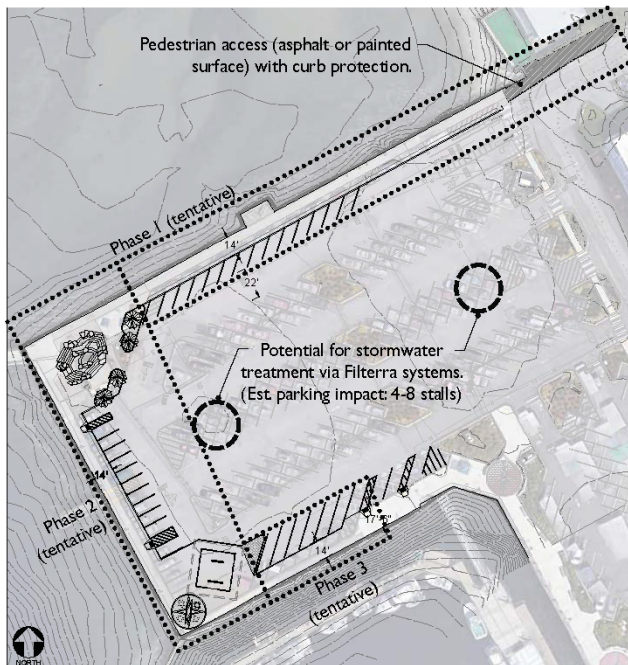
City of Des Moines
Marina Bulkhead Replacement - Restroom

Concept E - Location 1

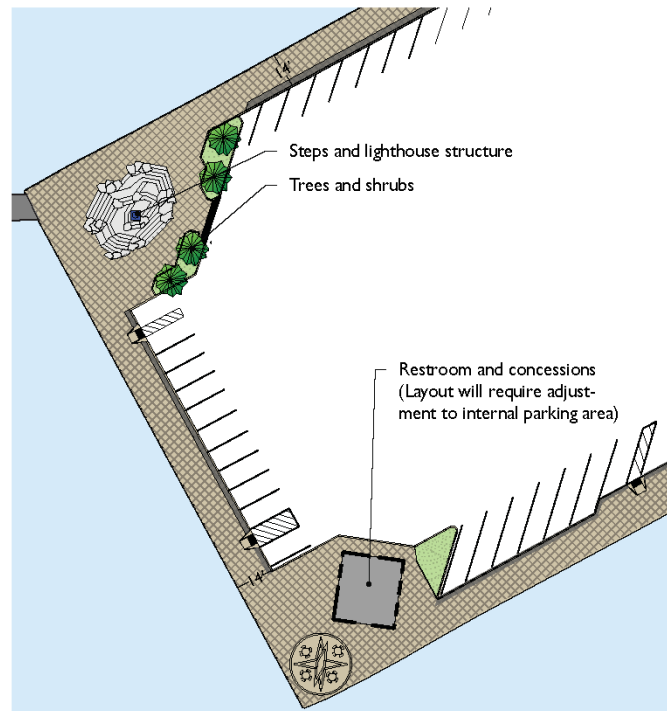
Urban Design – Fishing Pier Entrance / Pedestrian Node

A great pedestrian opportunity arises as the restrooms are relocated to the southwest corner of the parking lot. The existing space utilized by the restrooms will become available for greater access, activity, and visual enjoyment. The project team developed three urban design alternatives based on site constraints, varying reduction in parking, and overall context to the Marina facilities.

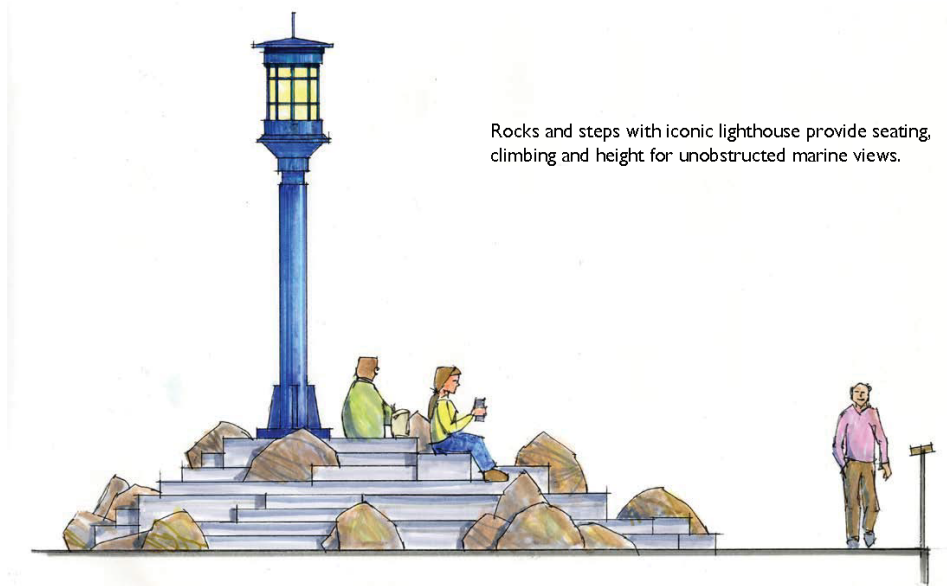
ALTERNATIVE I - PLAZA STEPS AND ROCKS



Parking Areas	Existing Parking	Alternative 1 Parking
North side parking	12 angle	14 angle
West side parking	13 perpendicular & 2 ADA	8 perpendicular & 4 ADA
South side parking	6 angle & 4 ADA	6 extra-long angle & 4 ADA
Internal parking	Loss of 2 stalls and potential impacts to utility vaults Option: Stormwater management = loss of 4-8 stalls	
Net Parking Stall Loss	3-11	



ALTERNATIVE I - PLAZA STEPS AND ROCKS



Design theme/ inspiration: Rocky coast / lighthouse

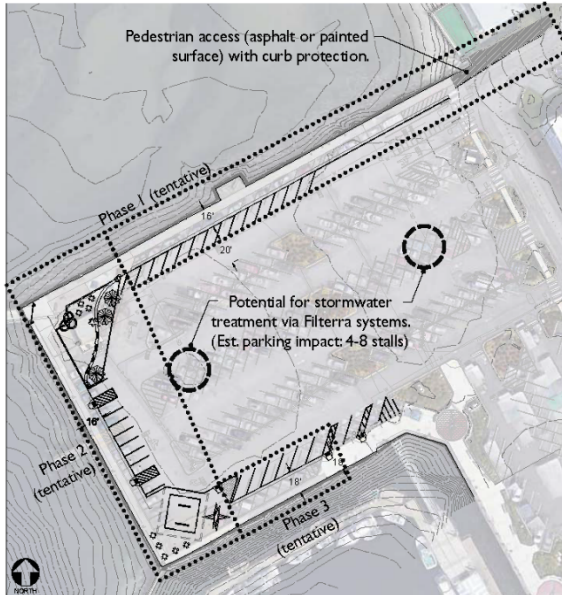


Rocks and steps



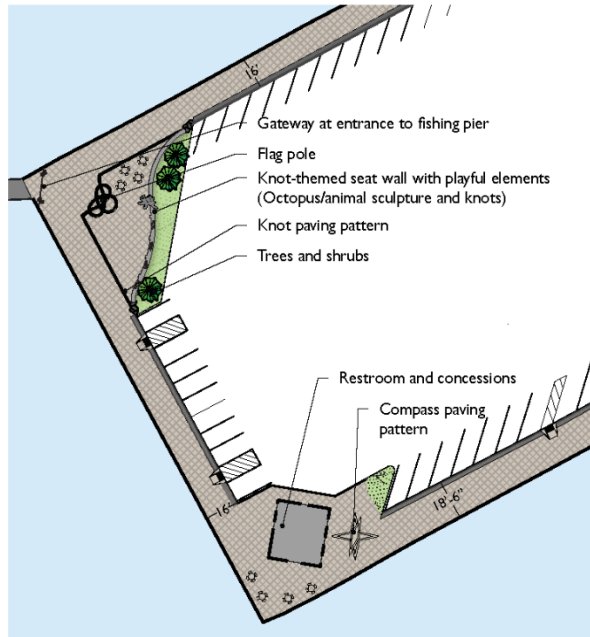
Durable food/picnic tables

ALTERNATIVE 2 - KNOT PLAZA AND PLAY



Parking Areas	Existing Parking	Alternative 2 Parking
North side parking	12 angle	14 angle
West side parking	13 perpendicular & 2 ADA	5 perpendicular & 4 ADA
South side parking	6 extra-long angle & 4 ADA	5 std. angle & 4 ADA
Internal parking	Option: Stormwater management = loss of 4-8 stalls	
Net Parking Stall Loss	5 - 13	

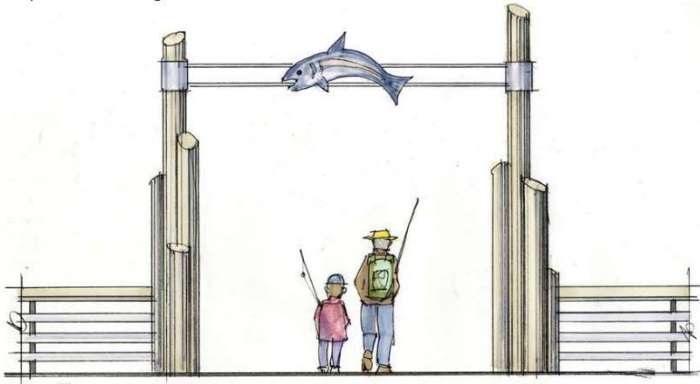
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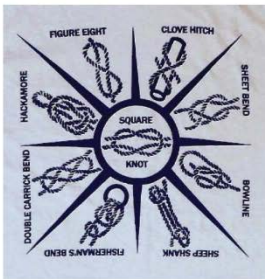
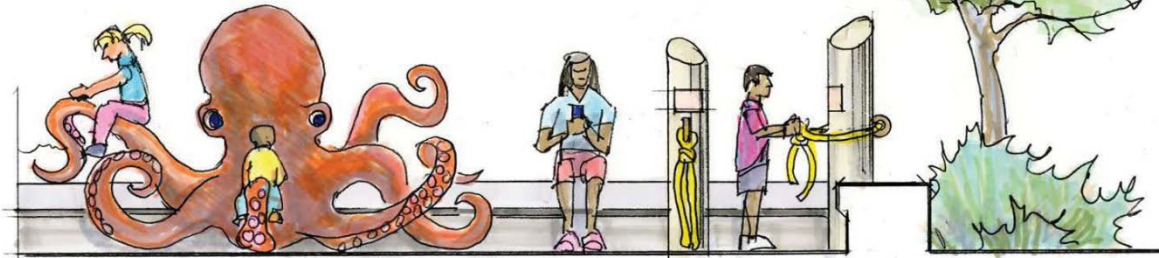
MAKERS
architecture • planning • urban design

ALTERNATIVE 2 - KNOT PLAZA AND PLAY

Pier gateway highlights the entrance to the fishing pier; a key attraction along the waterfront.



Seat wall includes playful elements to encourage children to explore and enjoy the space.



Design theme/ inspiration: Nautical Knots

Playful site elements: Octopus (or other animal) sculpture and knot-tying stations along seat wall



Seat wall (concrete or concrete with wood details)

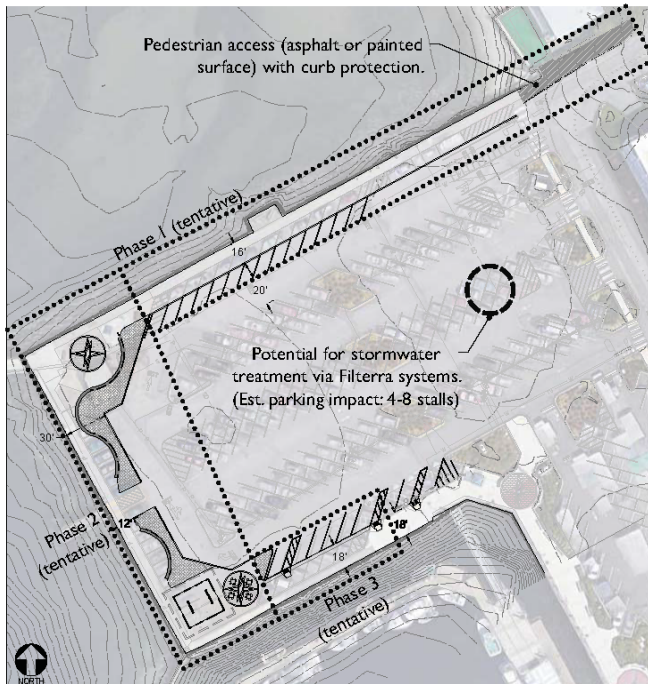


Durable food/picnic tables



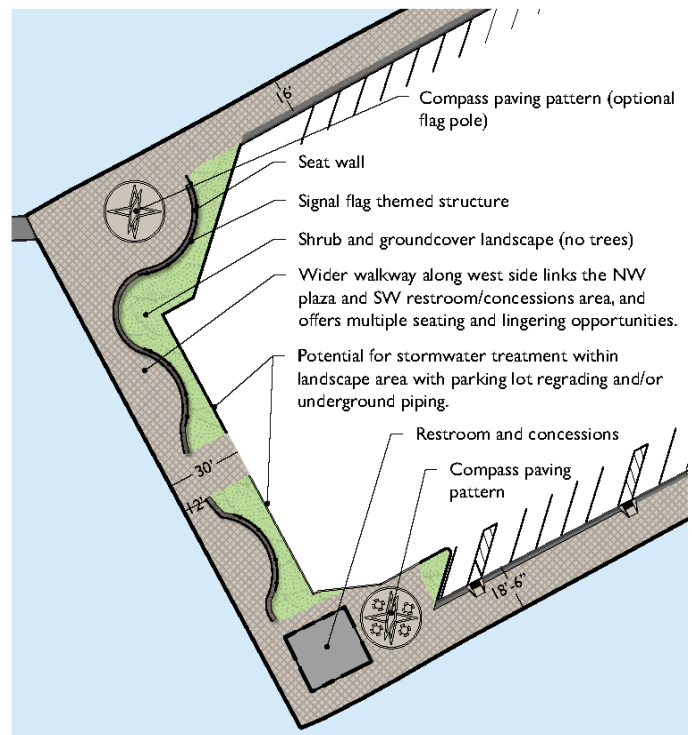
Mast-arm flag pole

ALTERNATIVE 3 - SIGNAL FLAG STRUCTURE AND LANDSCAPE



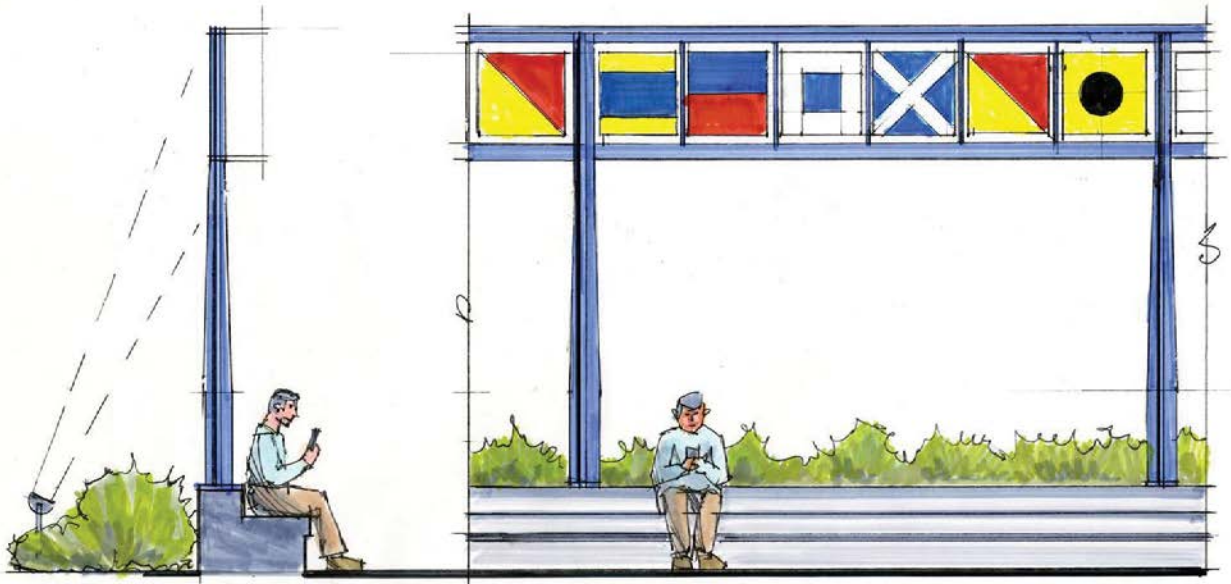
Parking Areas	Existing Parking	Alternative 3 Parking
North side parking	12 angle	14 angle
West side parking	13 perpendicular & 2 ADA	0
South side parking	6 extra-long angle & 4 ADA	3 std. angle & 6 ADA
Internal parking	Option: Stormwater management = loss of 4 stalls	
Net Parking Stall Loss	14-18	

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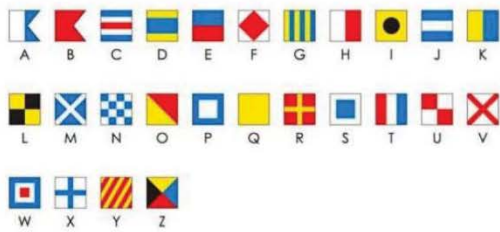


ALTERNATIVE 3 - SIGNAL FLAG STRUCTURE AND LANDSCAPE

Signal flag structure provides a vertical screening element, with integrated seating, and celebrates the marine context with vibrant color. The design continues from the NWV plaza through the expanded walkway along the western side.



NAUTICAL FLAG ALPHABET



Design theme/ inspiration: Nautical Flags



Seat wall (concrete or concrete with wood details)



Durable food/picnic tables



Mast-arm flag pole

Next Steps

Please take a moment to fill out the survey and let us know what you think of the restroom and urban design concepts. Comments will be reviewed and discussed during upcoming Municipal Facilities Committee Meetings prior to finalizing.

We want to hear from you!

[Click Here for Survey](#)

For more information or any questions, please contact the City's project manager, Andrew Merges at amerges@desmoineswa.gov.